

115.0

Map

0002

Block

0040.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,687,600 /

USE VALUE: 1,687,600 /

ASSESSed: 1,687,600 /

Total Card /

Total Parcel

1,687,600

1,687,600

1,687,600

PROPERTY LOCATION

| | | |
|-----|--------|-----------------------|
| No | Alt No | Direction/Street/City |
| 193 | -195 | FOREST ST, ARLINGTON |

OWNERSHIP

Unit #:

Owner 1: MARGOSIAN ARA H II & HEGHENE H

Owner 2:

Owner 3:

Street 1: 96 RAFFAELE DR

Street 2:

Twn/City: WALTHAM

St/Prov: MA

Cntry:

Own Occ: N

Postal: 02452-0313

Type:

IN PROCESS APPRAISAL SUMMARY

| | | | | | |
|-------------------------|-----------|--------------------------------|------------|------------|----------------|
| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
| 104 | 17034.000 | 1,035,400 | 500 | 651,700 | 1,687,600 |
| | | | | | |
| Total Card | 0.391 | 1,035,400 | 500 | 651,700 | 1,687,600 |
| Total Parcel | 0.391 | 1,035,400 | 500 | 651,700 | 1,687,600 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 421.48 | /Parcel: 421.4 |

PREVIOUS ASSESSMENT

| | | | | | | | | | | |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2020 | 104 | FV | 1,034,700 | 500 | 17,034. | 651,700 | 1,686,900 | 1,686,900 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 893,200 | 500 | 17,034. | 661,000 | 1,554,700 | 1,554,700 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 893,200 | 0 | 17,034. | 493,400 | 1,386,600 | 1,386,600 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 839,500 | 0 | 17,034. | 446,900 | 1,286,400 | 1,286,400 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 839,500 | 0 | 17,034. | 428,300 | 1,267,800 | 1,267,800 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 707,400 | 0 | 17,034. | 363,100 | 1,070,500 | 1,070,500 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 707,400 | 0 | 17,034. | 344,500 | 1,051,900 | 1,051,900 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 734,300 | 0 | 17,034. | 327,700 | 1,062,000 | 1,062,000 | | 12/13/2012 |

SALES INFORMATION

| | | | | | | | | | |
|-----------------|-----------|------|-----------|-------------|------------|----|-----|-------|-------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
| BRUGGER MARC | 44681-552 | | 2/23/2005 | Family | 99 | No | No | | |
| LOWE LYNDA L | 40900-357 | | 9/16/2003 | Change>Sale | 400,000 | No | No | | |
| LOWE LYNDA L | 40021-52 | | 7/19/2003 | Family | 1 | No | No | | |
| LOWE DIANE | 38973-51 | | 4/29/2003 | Family | 1 | No | No | | |
| DELUCA DAWN & C | 26334-427 | | 5/22/1996 | | 1 | No | No | F | |

BUILDING PERMITS

| | | | | | | | | |
|------------|--------|----------|---------|-----|------------|----------|------------|--------------------|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
| 11/28/2007 | 1090 | New Buil | 514,000 | | | G9 | GR FY09 | NEW DUPLEX 2 FAMIL |
| 10/16/2003 | 880 | New Buil | 80,000 | C | | | | CONSTRUCTION DENIE |
| 9/17/2003 | 780 | Inter-De | 3,000 | C | | | | HOME DEMOLISHED |

ACTIVITY INFORMATION

| | | | |
|-----------|--------------|-----|-------------|
| Date | Result | By | Name |
| 9/6/2018 | MEAS&NOTICE | BS | Barbara S |
| 8/1/2012 | Measured | BR | B Rossignol |
| 3/4/2008 | Permit Visit | BR | B Rossignol |
| 3/20/2000 | Inspected | 264 | PATRIOT |
| 2/8/2000 | Measured | 264 | PATRIOT |
| 9/1/1993 | | EK | |

LAND SECTION (First 7 lines only)

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|---------|-----------|-------|
| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 104 | Two Family | | 17034 | | Sq. Ft. | Site | | 0 | 70. | 0.55 | 5 | | | | | | | | | 651,719 | | | GG | | 651,700 | | |

PROPERTY FACTORS

| | | | | | | |
|------------|------|-------------|-----|---------|------|-------------|
| Item | Code | Description | % | Item | Code | Description |
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

OTHER ASSESSMENTS

| | | | |
|------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|

NARRATIVE DESCRIPTION

This parcel contains 17,034 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 2007, having primarily Clapboard Exterior and 4004 Square Feet, with 2 Units, 4 Baths, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

ap

2021

EXTERIOR INFORMATION

| | | |
|---------------|------------------|----------|
| Type: | 14 - Multi- TnHs | |
| Sty Ht: | 2H - 2 & 1/2 Sty | |
| (Liv) Units: | 2 | Total: 2 |
| Foundation: | 1 - Concrete | |
| Frame: | 1 - Wood | |
| Prime Wall: | 2 - Clapboard | |
| Sec Wall: | | % |
| Roof Struct: | 1 - Gable | |
| Roof Cover: | 1 - Asphalt Shgl | |
| Color: | | |
| View / Desir: | | |

GENERAL INFORMATION

| | | |
|---------------|---------------|-------------|
| Grade: | B- - Good (-) | |
| Year Blt: | 2007 | Eff Yr Blt: |
| Alt LUC: | | Alt %: |
| Jurisdic: | G13 | Fact: |
| Const Mod: | | |
| Lump Sum Adj: | | |

INTERIOR INFORMATION

| | | |
|----------------|------------------|-----------------|
| Avg Ht/FL: | STD | |
| Prim Int Wall: | 1 - Drywall | |
| Sec Int Wall: | | % |
| Partition: | T - Typical | |
| Prim Floors: | 3 - Hardwood | |
| Sec Floors: | | % |
| Bsmnt Flr: | 12 - Concrete | |
| Subfloor: | | |
| Bsmnt Gar: | 4 | |
| Electric: | 3 - Typical | |
| Insulation: | 3 - Typical | |
| Int vs Ext: | S | |
| Heat Fuel: | 2 - Gas | |
| Heat Type: | 1 - Forced H/Air | |
| # Heat Sys: | 2 | |
| % Heated: | 100 | % AC: 100 |
| Solar HW: | NO | Central Vac: NO |
| % Com Wall: | | % Sprinkled: |

MOBILE HOME

SPEC FEATURES/YARD ITEMS

| SPECIAL FEATURES/STANDARD ITEMS | | | | | | | | | | | | | TARGET ID | | Photo Code to Item | | | |
|---------------------------------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|-----------|-------|--------------------|------|-------|--------------|
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
| 19 | Patio | D | Y | 2 | 7X6 | A | VG | 2008 | 6.00 | T | 4.4 | 104 | | | 500 | | | 500 |
| | | | | | | | | | | | | | | | | | | |
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